

**DRAFT Minutes for Zoning Board of Adjustment  
February 27, 2014**

**Roll Call**

Present for the hearing were Donahue, Ruttenberg, Smith and Skinner. Michele Braun was present as Clerk.

*Members of the Public:*

Ian and Chandra Blackmer – 793 Gib Lane, Northfield

Glenn Howland – Erskine Rd, Roxbury

Martha Mahan – Erskine Rd, Roxbury

Rusty Valsangiacomo – 172 North Main St. Barre.

Darlene R. Goodrich – 128 South Main St. Northfield

Michael Curtis – 128 South Main Street Northfield

The meeting opened at 7:05 pm.

**Hearing 140227-1:** Chandra and Ian Blackmer have applied for a Home Occupation Permit to open a commercial and home catering service at their home at 793 Gib Lane.

Ms. Blackmer informed the board that they have a farm and CSA. They have a wood-burning pizza oven where people can pick up the pizza at CSA pickup. They sell pizza at Montpelier and Northfield farmers markets. They need a food license to serve more than once a month; they need zoning approval in order to get a food license.

Ruttenburg moved to approve as presented; Skinner seconded the motion. **The motion passed 4-0-0.**

**Hearing 140227-2:** Martha Mahan and Glenn Howland have applied for conditional use approval for a personal service store and professional offices at 118 South Main Street.

Ms. Mahan suggested that they just want approval for some sort of use of the building. They have no particular business in mind. The property is on the market and is hard to sell or rent under the circumstances. The Town has rendered the property useless. Ms. Mahan and Mr. Howland are paying commercial-rate property taxes, and need to be able to use the property. She stated that the Zoning Regulations for Residential A are not consistent with existing uses of property in the area of this property. They do not want to wait indefinitely for potential changes to the regulations.

Smith stated that the zoning regulations are in the process of being revised by the Planning Commission; currently a personal service store is not allowed in zone 6.08. The ZBA can't issue a blanket approval for a category of use. The board needs to see the specific details of a specific proposal, such as noise levels, lighting, parking, etc, in order to be able to place conditions to protect the character of the area. Smith suggests that if someone bought the property and lived in an apartment on the property, then they might be able to use the shop as offices.

Rusty Valsangiacomo, representing Michael Curtis and William Mayo, stated that Mr. Mayo sent a letter, and Mr. Valsangiacomo offered it as his client's testimony. Mr. Valsangiacomo expressed that he needs more information as to what's being proposed.

Ms Mahan stated that the minutes of the previous hearing had not been accurate. She asserted that the Mayo property has four apartments, and the fourth apartment does not have zoning approval. The phrase "student slum" was used to describe the area, and Mayo has students for tenants.

Skinner moved to deny the application as presented and to urge the applicants to work with the Planning Commission on revisions to Section 6.08 of the Zoning Regulations; Tim seconded the motion. **The motion passed 4-0-0.**

The Board adjourned at 7:40.

**These minutes are subject to changes at the next regular meeting; however, they are substantially correct.**